

## **Clarion Partners Adds to Industrial Holdings in Phoenix, Arizona with New Opportunity Zone Development**



*(Property rendering provided by Go Industrial)*

*Firm forms joint venture with GO Industrial to deliver state-of-the-art warehouse space*

New York, NY – July 25, 2025 – Clarion Partners, LLC, (“Clarion”) a leading real estate investment manager, has formed a joint venture with GO Industrial to develop a new Class A rear-load industrial building at 3050 S. 35th Street, in an area designated as a Qualified Opportunity Zone. Located in the Phoenix Sky Harbor International Airport industrial submarket, the project broke ground in April 2025 and expected to be delivered in March 2026.

Clarion maintains a substantial presence in the Phoenix area with 15 existing industrial properties comprising 3.5 million square feet. In the Airport industrial submarket specifically, the Firm owns more than 1.4 million square feet across the five-building Airport I-10 Business Park and the three-building Phoenix I-10 Business Park.

“Clarion maintains confidence in Phoenix as a vibrant logistics hub,” said Managing Director Jason Glasser. “We are excited to partner with GO to develop this project in a Qualified Opportunity Zone which will serve one of the fastest growing populations in the U.S.”

The development sits in a supply constrained location less than one mile from the Sky Harbor International Airport, and four miles from downtown Phoenix. The property will feature a full concrete truck court with 45+ trailer parking stalls, 180’ truck court depth, 32’ clear height, full HVAC, LED lighting, and an ESFR sprinkler system, positioning it competitively against the many

aging warehouses in the submarket. The investment will support new jobs through both the construction of the property and continued operation.

Clarion is currently invested in over 170 properties (nearly \$8 billion in GRE) in areas designated as QOZs and owns an additional 734 properties (over \$38 billion in GRE) in submarkets neighboring U.S. QOZs.<sup>1</sup>

#### **ABOUT CLARION PARTNERS, LLC**

Clarion Partners, LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 40 years. Headquartered in New York, the Firm maintains strategically located offices across the United States and Europe. With over \$73 billion in total real estate and debt assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 institutional investors across the globe. Clarion is scaled in all major property types and was an early entrant into the Industrial sector. The Firm's global industrial team manages a ~1000 property portfolio in the U.S. and Europe consisting of more than 250 million square feet.<sup>1</sup> Clarion Partners is an independently operated specialist investment manager of Franklin Templeton. More information about the firm is available at [www.clarionpartners.com](http://www.clarionpartners.com).

<sup>1</sup> As of March 31, 2025

#### **ABOUT GO INDUSTRIAL**

GO Industrial is an industrial development firm that delivers forward thinking development and workplace strategies for industrial users. With services that include development management, asset management, and project management, the GO Industrial team brings a wholistic approach to the industrial sector from acquisition through disposition. GO Industrial has vast experience with projects that have significant hurdles to overcome in order to achieve success, including environmental, entitlement and infrastructure challenges. These skills have made the GO Industrial team known for their ability to execute on ground-up developments and value-add projects that require significant vision. Put simply, there is no project too challenging for the GO Industrial team. With a focused approach on every project, GO Industrial simplifies the development process for our partners and aim to exemplify the company slogan: INDUSTRIAL UNBOXED. Visit [go-industrial.com](http://go-industrial.com)

#### **Press Contacts:**

Chris Sullivan

[Chris@craftandcapital.com](mailto:Chris@craftandcapital.com)

917-902-0617

Natalie Evertson

[Natalie.Evertson@clarionpartners.com](mailto:Natalie.Evertson@clarionpartners.com)

212-883-2595

#### **Disclaimer**

*Nothing herein constitutes an offer or solicitation of any product or service to any person or in any jurisdiction where such offer or solicitation is not authorized or is prohibited by law.*